

Industrial | For Lease

CBRE

INNOVATION CENTER at Lake Mary



±81,200 SF FOR LEASE

2452 Lake Emma Rd
Lake Mary, FL 32746
Google.com

LOCATED IN THE "HEART OF FLORIDA'S I-4 CORRIDOR" BETWEEN DAYTONA BEACH & ORLANDO

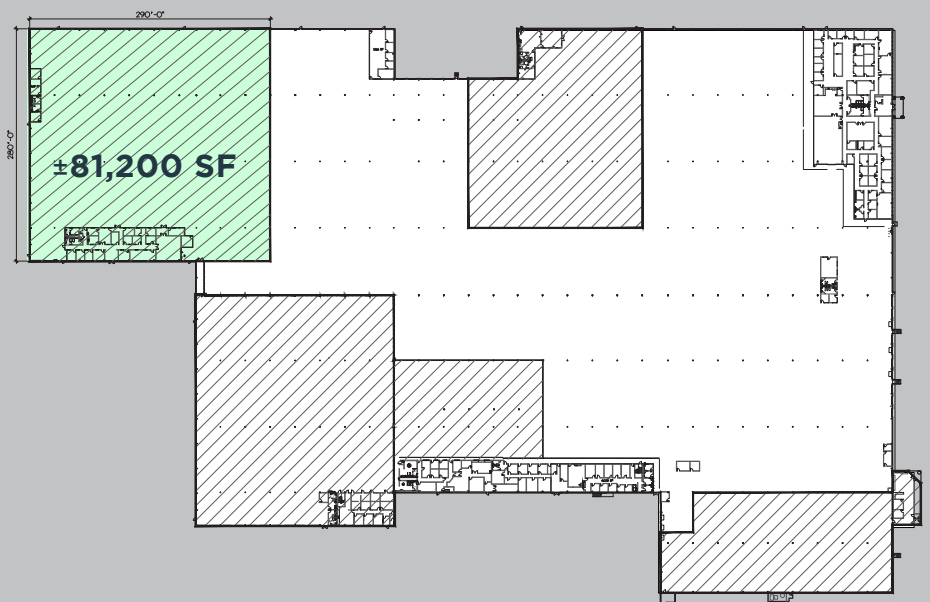




SPACE HIGHLIGHTS

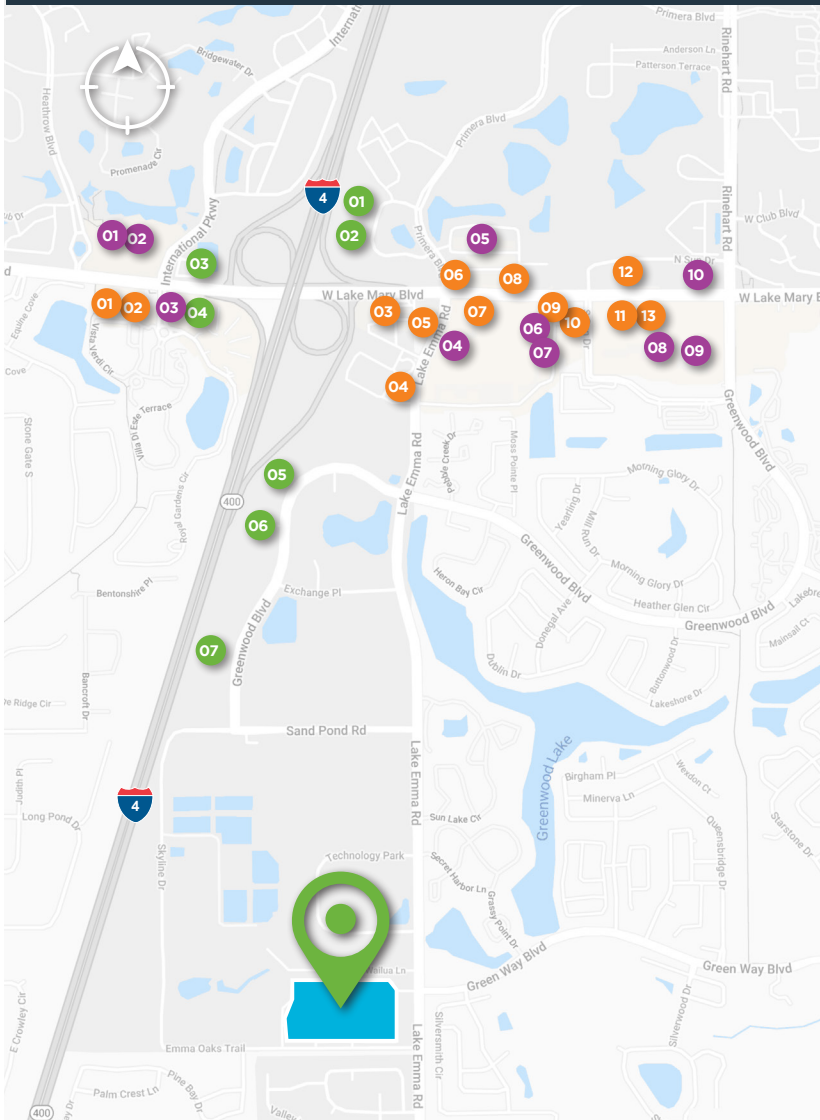
- ±81,200 square feet
- 5,320+ square feet of office space
- Ventilated Space
- Nine (9) dock high doors - all equipped with edge of docks. (3) with pit levelers
- Zoning: M1-A (Light Industrial)
- County: Seminole
- One (1) grade level door (14'w x 10'h)
- 22' - 34' clear height
- 30' x 80' column spacing
- Heavy power
- All lights with LED bulbs
- Ample of parking
- Utilities: City of Lake Mary (W) Duke Energy (E)

FLOOR PLAN





EMPLOYEES IN THE AREA BENEFIT FROM THE PROXIMITY TO OVER 100 RESTAURANTS AND +7 MILLION SQUARE FEET OF RETAIL SHOPPING



LODGING

- 01 Hilton Garden Inn
- 02 Homewood Suites by Hilton
- 03 Courtyard by Marriott
- 04 Hyatt Place
- 05 Extended Stay America
- 06 La Quinta Inn & Suites
- 07 Candlewood Suites

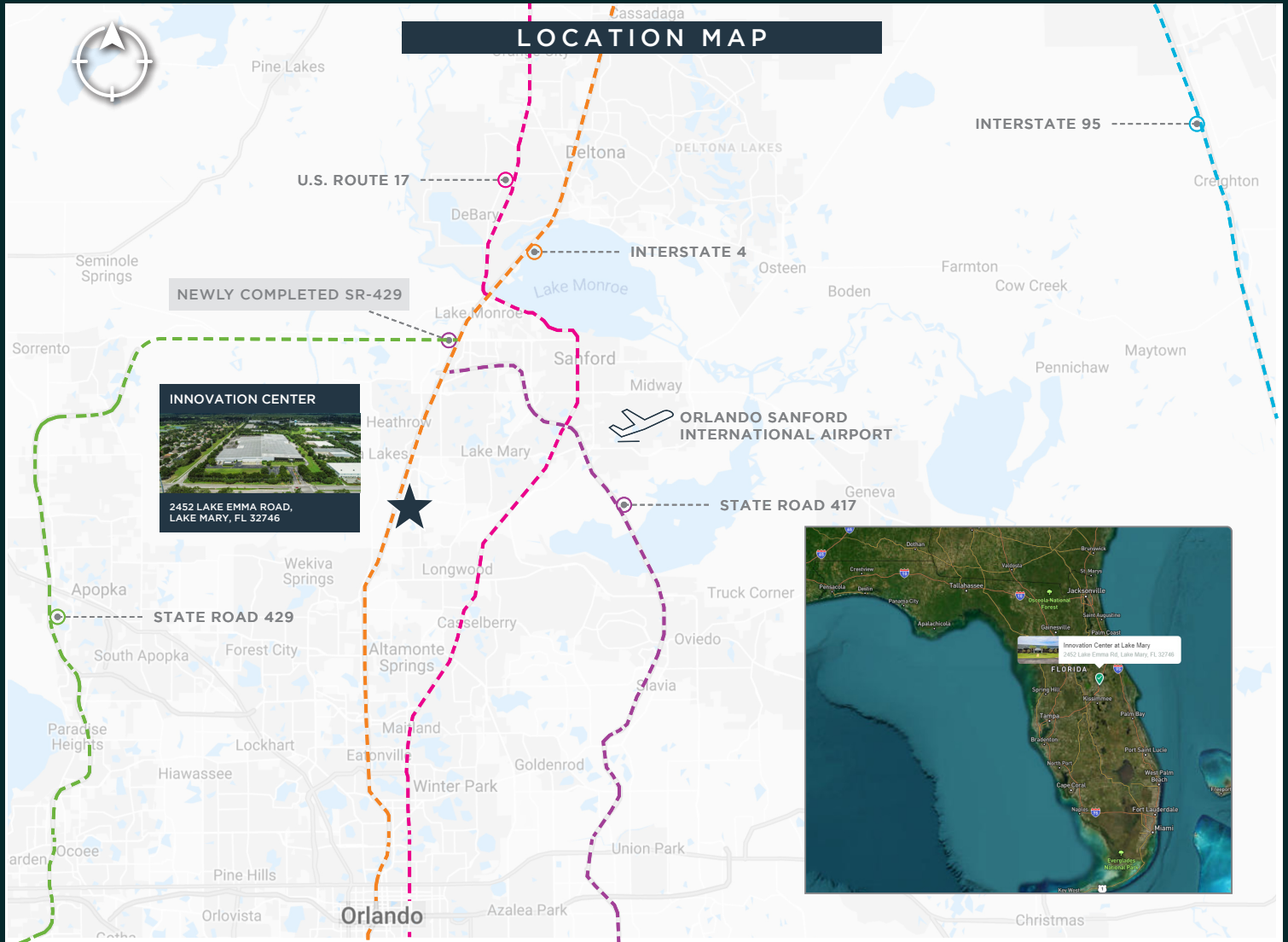
EATING + DRINKING

- 01 Panera Bread
- 02 Stonewood Grill & Tavern King
- 03 Wendy's
- 04 LongHorn Steakhouse
- 05 KFC
- 06 Arby's
- 07 Chili's Grill & Bar
- 08 Chick-fil-A
- 09 Dave's Hot Chicken
- 10 Starbucks
- 11 Steak 'n Shake
- 12 McDonald's
- 13 Chipotle Mexican Grill

SHOPPING + AMENITIES

- 01 CVS
- 02 Winn-Dixie
- 03 Walgreens
- 04 Esporta Fitness
- 05 The Home Depot
- 06 The Fresh Market
- 07 Ross Dress for Less
- 08 Publix Super Market
- 09 Target
- 10 Walgreens

LOCAL AMENITIES



SURROUNDING RESIDENTIAL ENCOMPASSES THE HIGH-END EXECUTIVE HOUSING IN LAKE MARY AND SANFORD

- In close proximity to SR-429. The final section of the Wekiva Parkway, located near SR-429, has been officially opened, completing the greater Orlando beltway. This extension includes both SR-429 and SR-417, providing a comprehensive network for the region.
- 4.6 miles to Lake Mary’s SunRail station
- 10 miles to Orlando Sanford Intl Airport (SFB)
- 29 miles to Orlando International Airport (MCO)

Contact Us

David Murphy
 Vice Chairman
 +1 407 404 5020
 david.murphy@cbre.com

Monica Wonus
 Senior Vice President
 +1 407 404 5042
 monica.wonus@cbre.com

Gaby Gissy
 Associate
 +1 407 404 5012
 gaby.gissy@cbre.com

Lee Earle
 Client Services Specialist
 +1 407 404 5095
 lee.earle@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.